

107.0

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0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

825,200 / 825,200

USE VALUE:

825,200 / 825,200

ASSESSED:

825,200 / 825,200


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
45		LANTERN LN, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: VENKATAKRISHNAN VYTHIANATHAN	
Owner 2: VENKATAKRISHNAN POOJA	
Owner 3:	

Street 1: 45 LANTERN LANE
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Cntry:
Own Occ: Y

Postal: 02474	Type:
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PREVIOUS OWNER

Owner 1: JULIANO JOHN A & LINDA L -
Owner 2: -

Street 1: 45 LANTERN LANE
Twn/City: ARLINGTON

St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains .234 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Wood Shingle Exterior and 2413 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10197		Sq. Ft.	Site		0	70.	0.71	4									508,140						508,100	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10197.000	317,100		508,100	825,200		68367
							GIS Ref
							GIS Ref
							Insp Date
							09/12/18

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 19 - Ranch	1	Rating: Good																			
Sty Ht: 1 - 1 Story		A Bath:	Rating:																		
(Liv) Units: 1	Total: 1	3/4 Bath: 1	Rating: Good																		
Foundation: 1 - Concrete		A 3QBth:	Rating:																		
Frame: 1 - Wood		1/2 Bath: 1	Rating: Average																		
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:																		
Sec Wall:	%	OthrFix:	Rating:																		
Roof Struct: 1 - Gable		OTHER FEATURES				RESIDENTIAL GRID															
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1													
Color: TAN		A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O														
View / Desir:		Fpl: 2	Rating: Good			Other															
GENERAL INFORMATION				WSFlue:	Rating:	Upper															
Grade: C+ - Average (+)		CONDOS INFORMATION				Lvl 2															
Year Blt: 1956	Eff Yr Blt:	Location:				Lvl 1															
Alt LUC:	Alt %:	Total Units:				Lower															
Jurisdct: G11	Fact: .	Floor:				Totals	RMS: 6	BRs: 3	Baths: 1	HB: 1											
Const Mod:		% Own:																			
Lump Sum Adj:		Name:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD		Phys Cond: AG - Avg-Good	26. %	Functional:		Exterior:	No Unit	RMS	BRS	FL											
Prim Int Wal 2 - Plaster		Economic:		Interior:			1	6	3												
Sec Int Wall:	%	Special:		Additions:																	
Partition: T - Typical		Override:		Kitchen: 2001																	
Prim Floors: 3 - Hardwood		Total: 26.4 %		Baths:																	
Sec Floors:	%			Plumbing:																	
Bsmnt Flr: 5 - Lino/Vinyl				Electric:																	
Subfloor:				Heating:																	
Bsmnt Gar:				General:																	
Electric: 3 - Typical																					
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 1 - Oil																					
Heat Type: 3 - Forced H/W																					
# Heat Sys: 1																					
% Heated: 100	% AC: 100																				
Solar HW: NO	Central Vac: NO																				
% Com Wal	% Sprinkled																				
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:												
SPEC FEATURES/YARD ITEMS				PARCEL ID 107.0-0004-0003.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
More: N	Total Yard Items:	Total Special Features:								Total:											

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,508	47.650	71,859	BMT	100	RRM	60	F	
FFL	First Floor	1,508	133.260	200,949						
GAR	Garage	506	19.740	9,987						
WDK	Deck	168	11.830	1,988						

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
	Net Sketched Area:	3,690		Total: 284,783						
Size Ad	Gross Area	3690	FinArea	2413						

IMAGE

AssessPro Patriot Properties, Inc